



# City of Carmel

## CARMEL PLAN COMMISSION AGENDA REVISED

**October 17, 2006**

**6:00 p.m.**

**City Hall, 2nd Floor**

**One Civic Square**

**Carmel, IN 46032**

### Agenda Items

**A. Call Meeting to Order**

**B. Pledge of Allegiance**

**C. Roll Call**

**D. Declaration of Quorum**

**E. Approval of Minutes**

**SPECIAL ITEM Election of Plan Commission President**

**F. Communications, Bills, Expenditures, & Legal Counsel Report**

**G. Reports, Announcements, & Department Concerns**

**H. Public Hearings:**

**1H. Docket No. 06010003 Z: Guerrero Property – CONT. to NOV. 21**

The applicant seeks to rezone 38.8 acres from S1/Residential to PUD/Planned Unit Development for the purpose of developing attached single-family residences and townhomes.

The site is located at the northwest corner of Towne Road and 131<sup>st</sup> Street.

Filed by Charles Frankenberger of Nelson and Frankenberger for Indiana Land Development Co.

**2H. Docket No. 06050004 Z: 10403 Pennsylvania Street – CONT. to NOV. 21**

The applicant seeks to create to rezone property from R1 to B5.

The site is located at 10403 Pennsylvania Street and is zoned R1 within the Home Place Overlay.

Filed by Marshall Andich (owner).

- 3H. **Docket No. 06080026 SW: Old Meridian Place – TABLED**  
ZO Chapter The applicant seeks the following subdivision waiver 20G.05.04 B(3)(b) Building Footprint - request to increase maximum building footprint by 35%.  
The site is located at 12852 Old Meridian Street and is zoned OM/MU.  
Filed by Jim Shinaver of Nelson and Frankenberger for Centex Homes..
- 4H. **Docket No. 06080032 DP/ADLS: Medical Drive Shoppes**  
The applicant seeks to construct a 9,600 square foot, one-story commercial retail building on the site of a former child care facility.  
The site is located at 126 Medical Drive and is zoned B8/Business.  
Filed by Mukesh Patel (owner).
- 5H. **Docket No. 06080034 Rezone/06080035 ADLS: Courtyards at Carmel Creek**  
The applicant seeks rezoning and ADLS approval for a 7.2-acre parcel, currently zoned R1, requested to be rezoned to the PUD classification to provide for residential development.  
The site is located at 1225 East 116<sup>th</sup> Street.  
Filed by Charlie Frankenberger of Nelson and Frankenberger for ME Development, Inc.
- 6H. **Docket No. 06080036 Rezone: Park Place PUD.**  
The applicant seeks rezoning approval for a 19.55-acre parcel, currently zoned R1, requested to be rezoned to the PUD classification to provide for active adult residential development.  
The site is located north of 116<sup>th</sup> Street, on the east side of Guilford Road.  
Filed by James Shinaver of Nelson and Frankenberger for Guilford Partners LLC
- 7H. **Docket No. 06080038 DP/ADLS: Midwest ISO.**  
The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 147,000-square foot, 3-story plus basement office building located on 10.042 acres. A connecting pedestrian bridge to an existing office building is also proposed.  
The site is located at the northwest corner of City Center Drive and West Carmel Drive, and is zoned M3.  
Filed by Paul Reis of Bose McKinney & Evans LLP for Carmel Drive Partners, LLC.

**I. Old Business**

- 1I. **Docket No. 06010008 Z: Midtown Village PUD – CONT. to NOV. 21**  
The applicant seeks to rezone 18.82 acres from I1/Industrail to PUD for the purpose of creating mixed use development.  
The site is located at 510 Third Avenue SW and is zoned I1/Industrial.

Filed by Lawrence Kemper of Nelson and Frankenberger for Centex Homes.

- 2I. **Docket No. 06040017 PUD: Townhomes at Central Park**  
The applicant seeks to create 87 townhomes on 8.8 acres.  
The site is located at 11400 Westfield Blvd. and is zoned R1 Residential  
Filed by Mary Solada of Bingham McHale for Mann Properties.
- 3I. **Docket No. 06060018 DP Amend: Village Center/Peripheral Retail-VOWC**  
The applicant seeks to modify the existing site plan and Development Requirements for the Village of West Clay—Village Center and Peripheral Retail Area.  
The site is located at Towne Road and 131<sup>st</sup> Street, and is zoned PUD.  
Filed by Keith Lash of Brenwick TND Communities, LLC.
- 4I. **Docket No. 06080009 DP/ADLS: Portrait Artist Studio**  
The applicant seeks to convert a residential property into a commercial use.  
The site is located at 420 N. Range Line Road and is zoned B5 within the Old Town Overlay.  
Filed by Marie Moorcroft (owner).
- 5I. **Docket No. 06080010 PP: Meridian Technology Center-Strategic Marketing & Research**  
The applicant seeks to plat 2 lots on 4.5 acres.  
The site is located at 117<sup>th</sup> Street and College Avenue and is zoned B2.  
Filed by Mark Monroe of Wooden & McLaughlin LLP for REI Real Estate Services, LLC.
- 6I. **Docket No. 06080003 ADLS: Meridian Technology Center-Strategic Marketing & Research**  
The applicant seeks construction approval for a proposed 11,921-square foot, two-story office building and related parking.  
The site is located at 117<sup>th</sup> Street and College Avenue and is zoned B2.  
Filed by Mark Monroe of Wooden & McLaughlin LLP for REI Real Estate Services, LLC.
- 7I. **Docket No. 06080014 DP/ADLS: Renaissance Hotel**  
The applicant seeks approval to construct a full-service hotel.  
The site is located at 11911 N. Meridian St. and is zoned B-6/Business within the US Hwy 31 Corridor Overlay.  
Filed by Paul Reis of Bose McKinney and Evans LLP for W & H Realty.

**J. Adjournment**